

October 2024

Dear Sir or Madam,

**Jacob Wells Baths, Refurbishment & Remodelling
Expression of Interest Enquiry for Main Studio Roof Replacement, Conservation & Alteration Works**

On behalf of Trinity Community Arts, we are in the process of drawing up a short list of suitable contractors to tender for this project and would like to invite you to express an interest in tendering.

Please could you kindly complete and return the attached expression of interest questionnaire.

Key project information is as follows: -

1. Client and Consultant Team

- **Client:** Trinity Community Arts Ltd.

Consultant Team:

- | | |
|---------------------------------|---------------------------------|
| • Architect/ Principal Designer | Ph3 Design and Architecture Ltd |
| • Structural/ Civils Engineer | Mann Williams Ltd |
| • M&E Consultant | Method LLP |
| • Quantity Surveyors | Burke Hunter Adams |
| • Contract Administrator | Ph3 Design and Architecture Ltd |

2. Project Scope

The scope of this stage of works for Jacobs Wells Baths includes a two phased approach for the remodelling and refurbishment of the Baths.

Phase 1 will consist of the decontamination, minor demolition and alteration works to be completed ahead of Phase 2 commencement.

The Phase 2 works will comprise the replacement of the main studio roof and lantern, external brick and stone repairs and internal alterations.

An outline of the proposed works comprising the following: -

- - Intrusive investigations & opening up works
- - Water Tanks; draining / de-silting, conservation works, roof removal & temporary roof
- - Main Studio temporary works
- - Remove, retain & protect existing heritage sprung timber floor - to re-install in a later phase
- - Remove pool tank structure
- - Remove existing roof coverings & lantern
- - Structural roof repairs
- - New roof glazed lantern, clerestory glazing & roof coverings
- - External wall / stone repairs to Main Studio upper elevations
- - Ceiling Finish, repair & decorate sarking board (outside of glazed roof)
- - Mechanical & Electrical services
- - Life safety systems
- - Structural repairs and remediation to make safe areas identified within the enabling works drawings.

/cont

CHARTERED QUANTITY SURVEYORS • PROJECT MANAGERS

50 Gresham Street, London EC2V 7AY Tel 020 7920 9950 mail@burkehunteradams.com www.burkehunteradams.com

Members: Michael Burke **FRICS** Anthony Hunter **MRICS** Derek Adams **FRICS** Martin Smith **MAPM** Associate: Keiran Murphy
Burke Hunter Adams LLP Reg Office as above Reg No. OC 307646 Offices & Associated Offices in London, Baldock and Bath

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3. Budget

The construction budget for the works is anticipated to be £750k-£900k plus VAT.

4. Procurement:

Tenders will be invited from a short list (3 contractors) with a reserve based on Stage 4 architectural and structural design information, existing survey information, specifications and a contract sum analysis. Standard Collateral Warranties will be requested (where applicable).

Surveys and documents for Jacobs Wells Baths can be downloaded via the following link:
[Jacobs Wells Baths Planning Information](#)

5. Programme key dates:

▪ Expression of Interest	October 2024
▪ Opportunity Open	2 weeks
▪ Invitation to Tender	November 2024
▪ Tender Period	4 weeks
▪ Tender Return	December 2024
▪ Tender Evaluation	2 weeks
▪ Preferred Contractor	January 2025
▪ Construction Commencement	January 2025

Tender documents will be issued in electronic format. Please confirm resources will be available to prepare the tender response within the timeline set out should your company be invited to tender.

Site visits to Jacobs Wells Baths can be made by arrangement with Burke Hunter Adams.

Post tender evaluation may involve completing a further round of pricing and programming negotiations on any matters arising following the tender return.

A preferred contractor will then be selected to carry out the works. The successful contractor will be required to offer a highly able construction management team, particularly in relation to the management and co-ordination of construction information.

Please could you kindly return a response to the attached expression of interest questionnaire by noon on **13th November 2024**. An electronic response is preferred.

All communication regarding this enquiry should be channelled through Ethan Davidson from Burke Hunter Adams and Rebecca Gloyn copied into correspondence.

Yours faithfully,

Ethan Davidson

ethan.davidson@burkehunteradams.com

For and on behalf of Burke Hunter Adams LLP

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